

TRUSTEE'S SALE

of valuable, improved real estate located on the north side of Route 40-A and east side of Ridge Road, in Braddock Election District, known as 4804-C Old National Pike, in Frederick County, Maryland.

By virtue of the power and authority contained in the Deed of Trust from Lester George Oberhaus and Janice Swanson Oberhaus, husband and wife, dated September 14, 1976, and recorded among the Land Records of Frederick County, Maryland, in Liber 998, folio 585, the undersigned Substitute Trustee will offer for sale at the Court House door, in Frederick, Maryland, on

WEDNESDAY, APRIL 2, 1980

AT 11:00 A.M.

the following described land together with the improvements thereon, to-wit:

All of the one parcel of land in Braddock Election District, Frederick County, Maryland, and being more particularly described as follows:

BEGINNING at a monument at the southeast corner of lot 1 shown on plat of Eigenbrode Subdivision recorded in Plat Book 3, folio 4, and at the end of the first line described in a deed from Edna R. Eigenbrode, widow, to Gustav Schmidt dated May 21, 1957, and recorded in Liber 583, folio 354, thence by and with the second line of said deed (1) South 75° - 40' East 169.24 feet to an iron pipe at the end of 433.44 feet on the third line described in a deed from Howard M. Eigenbrode and Edna R. Eigenbrode, his wife, to Jesse R. Yingling dated October 21, 1953, and recorded in Liber 525, folio 153, thence by and with the second line reversed, (2) North 16° - 37' East 433.44 feet to an iron pipe, thence (3) North 76° - 00' West 119.0 feet to a post, thence (4) South 14° - 00' West 85.0 feet to an iron pipe, thence (5) North 76° - 00' West 70.0 feet to a post at the southeast corner of lot 5 on the plat of Eigenbrode Subdivision recorded in Plat Book 3, folio 4, thence (6) South 14° - 00' West 347.0 feet to the place of beginning, containing 1.64 acres, more or less.

TOGETHER with a 20 feet wide right of way along the east side of the Gustav Schmidt property as reversed in a deed from Edna R. Eigenbrode, widow, to Gustav Schmidt dated May 21, 1957, and recorded in Liber 583, folio 354, from the southeast corner of the property conveyed to the 30 feet right of way described in a deed from Howard M. Eigenbrode and Edna R. Eigenbrode, his wife, to Jesse R. Yingling, dated October 21, 1953, and recorded in Liber 525, folio 153, and also together with the right to use in common with those having a like right the 30 feet wide right of way described in said deed from Howard M. Eigenbrode and wife to Jesse R. Yingling dated October 21, 1953, and recorded in Liber 525, folio 153, and the 30 feet wide road being further described on the plat of Eigenbrode Subdivision recorded in Plat Book 3, folio 4.

BEING all and the same real estate which was described and conveyed in a deed from Craig M. Henry and Mary L. Henry, husband and wife, to Lester George Oberhaus and Janice Swanson Oberhaus, husband and wife, dated July 22, 1976, and recorded among the Land Records of Frederick County, Maryland, in Liber 994, folio 198.

The improvements thereon consist of a seven room two-story "New England" style home constructed of redwood siding containing kitchen, living room, dining room, three bedrooms, family room and three baths. Two car garage. Oil fired-forced air heating system and central air conditioning. Vacuum system. Public water and septic installed.

Financing is available at Fredericktown Bank & Trust Company for a qualified purchaser, if arrangements are made prior to sale. For additional information contact Mr. C. Monroe Keeney, Vice President, Fredericktown Bank & Trust Company, 30 North Market Street, Frederick, Maryland 21701, phone number — 301-662-8231.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required of the purchaser(s) in cash or certified check payable to the Substitute Trustee at the time of sale. The balance of the purchase price shall be paid within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid at the rate of 10% per annum on the unpaid purchase price from the sale of sale to the date of final settlement. All costs of conveyancing, revenue stamps, and transfer taxes are to be borne by the purchaser(s). All state and county real estate taxes and other public charges shall be adjusted as of the date of sale.

HOWARD R. STEPLER, JR.
Substitute Trustee

Mary Ann Stepler
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland 21701
Phone: 301-662-6304
ATTORNEY
JAMES G. TROUT, Auctioneer

EXHIBIT 3

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ACKNOWLEDGMENT OF PURCHASE

We do ~~(does)~~ hereby acknowledge that we have ~~(has)~~ purchased the real estate described in the advertisement attached hereto at and for the sum of Fifty Seven Thousand

Dollars (\$57,000.00), the sum of Six Thousand

Dollars (\$ 6,000.00) having been paid this date and the balance of Fifty One Thousand

Dollars (\$51,000.00) being due and payable at the time of final settlement and we do ~~(does)~~ further covenant and agree that we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hand(s) and seal(s) this 2nd day of April 1980.

Dora Jean Cochran (SEAL)
Dora Jean Cochran
Roger E. Cochran (SEAL)
Roger E. Cochran
Purchaser(s)

WITNESS:

James G. Trout
JAMES G. TROUT
James W. Cochran (SEAL)
James W. Cochran
Karen K. Cochran (SEAL)
Karen K. Cochran

Exhibit 3
Filed 4/7/80